

62-45
K 6645P6024

TRANSFER
TAX
PAID

DEED OF SALE
BY PERSONAL REPRESENTATIVE

KNOW ALL PERSONS BY THESE PRESENTS
028674

That I, PETER RUNNELLS, duly appointed and acting Personal Representative of the ESTATE OF WINNIFRED SALSBUURY RUNNELLS, deceased (testate) as shown by the probate records of the Kennebec County Probate Court Docket No. 2001-197, having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grant to DIANE M. DELISLE, of Clinton, County of Kennebec, and State of Maine, whose mailing address is RR. 1 Box 2375, Clinton, ME 04927, a certain lot or parcel of land situated on Columbia Road in the City of Waterville, County of Kennebec and State of Maine, and more particularly described as follows, to wit:

Starting at the southwesterly corner of a lot of land conveyed by the grantor herein to Francis Rancourt and by the latter conveyed to one Vigue, which starting point can also be described as being exactly opposite to a point in the southerly line of Columbia Road which latter point is two hundred (200) feet westerly from the intersection of the southerly line of Columbia Road with the westerly line of May Street; thence to the west along the northerly line of Columbia Road a distance a seventy-five (75) feet to a point; thence at right angles in a northerly direction a distance of one hundred twenty one and thirty-three one hundredths (121.33) feet; thence at right angles a distance of seventy five (75) feet opposite the point of beginning; thence to the south a distance of one hundred twenty one and thirty-three one hundredths (121.33) feet to the point of beginning.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

- (1) No building other than a private dwelling house for not over two family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises.
- (2) No part of any building shall be placed nearer than thirty (30) feet from the line of any street, provided, however, that porticoes projecting not over three feet, steps and windows, are to be allowed on said reserved space.
- (3) No double decked porches may be built on any house.

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- (4) Said dwelling house and garage shall cost not less than six thousand dollars (\$6000).
- (5) The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street.
- (6) No animals of any kind shall be kept on the premises accepting, however, household pets.
- (7) No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

Being the same premises conveyed to Winnifred S. Runnels by Warranty Deed of Joseph Andre Lucien Lefebvre dated April 12, 1972, and recorded in the Kennebec County Registry of Deeds in Book 1578, Page 469.

A Certificate of Discharge of Estate Tax Lien has been issued by Maine Revenue Services in the ESTATE OF WINNIFRED SALSBUURY RUNNELLS by date of June 1, 2001 and has been recorded in the Kennebec County Registry of Deeds in Book 6504, Page 303.

WITNESS, my hand and seal this 28th day of September, 2001.



Witness
RICHIE RIDGE

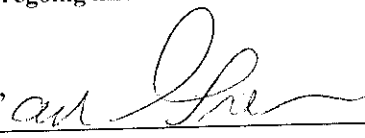
ESTATE OF WINNIFRED SALSBUURY RUNNELLS
By: 
PETER RUNNELLS, Personal Representative

State of Maine, Kennebec, ss.

September 28, 2001

Then personally appeared the above named PETER RUNNELLS, Personal Representative, in his said capacity and acknowledged the foregoing instrument to be his free act and deed.


ADAM GREEBLER
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01GR5001894
QUALIFIED IN QUEENS COUNTY
COMMISSION EXPIRES SEPT. 21, 2001

Before me, 
Notary Public

RECEIVED KENNEBEC SS.
2001 OCT -2 AM 9:00

ATTEST: 
REGISTER OF DEEDS